

**Proposed Amendments to the Fairfax Development Regulations (adopted 9/16/16)**

<b>Bylaw Section</b>	<b>Title/Topic</b>	<b>Change</b>
Section 2.1(E)	Permit amendments	Addition of process and standards for zoning permit amendments. Posting and issuance requirements are same for amendment as for regular permit.
Section 2.2(C)	Permit exemptions	Minor accessory structures and temporary storage containers added to exemptions.
Section 2.3	Dimensional requirements and frontage/access by ROW	<ul style="list-style-type: none"> <li>– Minor accessory structures must comply with setback, but smaller than for other structures.</li> <li>– Clarify concept of road frontage and access to lots, including moving driveway and access standards to Article 5.</li> </ul>
Section 3.1(D)(2)	Review of Multi-Unit Dwellings up to 4 units	Per Act 179 (2020), clarified that multi-unit dwellings of 4 units or less that require conditional use review (in Rural District and Residential District) cannot be denied solely based on undue adverse impact to character of the area.
Section 4.5 (C)	Subdivision density calculation using developable land	Eliminated developable land calculation for determining maximum potential number of lots for a subdivision. Calculation now made by dividing lot size by the minimum lot size for the district.
Section 4.5 (C)	Density for lots in more than one district	Sets new rule for determining lot size and dimensional standards for subdivisions located in more than one lot. The standards for the district making up the majority of the lot will be applied to the lot as a whole.
Section 5.8	Free standing business signs for muti-business properties	Allows one free standing sign per <b>business</b> as opposed to property. One free-standing sign <b>base</b> allowed per <b>property</b> ; multi-use properties must co-locate signs on one base/structure.
Section 6.1	Accessory dwellings	<ul style="list-style-type: none"> <li>– Per Act 179 (2020), made changes to definition and review of accessory dwellings. Clarified distinction between accessory dwelling and other residential units and standards for conversion.</li> <li>– Added standards for accessory farm dwellings.</li> </ul>
Section 6.3	Accessory On-farm Businesses	Established review process for Accessory On Farm Businesses, all of which are exempt from the regulations except for event based businesses.
Section 6.7(C)	Home Industry	Eliminated site plan review as a requirement for home industries. Conditional use review is still required.
Article 9	Clarify regulation of campgrounds, including HipCamp	Changed definition of campground to confirm with the trigger for state regulation of campground (3 or more sites).